

HAMMONS

Hotel project still 'go' at canyon mouth

Partner says agreements were signed Wednesday. Work may start in spring.

By Sharon M. Haddock

Deseret News staff writer

2-23-95

OREM — A 235-room John Q. Hammons luxury hotel at the mouth of Provo Canyon is still a "go" project — in fact, agreements between buyer and seller were inked Wednesday, according to one of the partners in the project.

Rick Parkinson, purchasing the land from Utah Power with Hammons, said the parties involved have always agreed on price and terms but had to wait for some issues, such as environmental concerns, to be "totally" resolved.

"There were no specific problems that we're aware of, but we wanted to be sure. We had to be very sure," said Parkinson.

Parkinson said Hammons intends to break ground this spring for the multiple-story hotel and is excited about coming into the Utah Valley area.

Hammons' fairly recent inquiries into other possible sites, including the campus of Utah Valley State College, touched off speculation that Hammons had lost interest in the Orem property at 800 North and University Avenue that was once the old Hale power plant site.

Brent Cook, customer service manager for Utah Power, said the utility company still owns the 15 acres.

"We have the property, we still own it," said Cook. "But Mr. Hammons has an option on it that



Dance competitor Heather Cannon

NARROWING FIELD

Students gather to face Sterling

Complete list of Sterling Scholar fi-

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Wes Curtis, "and join with us for ways to protect our federal lands without endangering our future economy."

The wilderness debate in Emery County is perhaps the biggest and most complex in the state because of the size of the proposals and the areas involved.

Emery County — which contains the magnificent San Rafael Swell as well as the western half of the Green River's Desolation Canyon — is about 2.8 million acres. The largest wilderness proposal calls for 848,000 acres — 30 percent of the county — to be preserved. That proposal, however, is not under serious consideration by the county.

Being considered is a compro-

up," said George Nickas, association assistant coordinator.

So far, no consensus has been reached, and the April 1 deadline is approaching quickly.

County Commission Chairman Kent Petersen says the county is leaning toward supporting the BLM's proposal for wilderness, or possibly less.

To that, Nickas smiles wryly and responds, "That's what negotiations are for. . . . We'll have to see."

Emery County's next public meeting has been scheduled for Wednesday, March 22. Petersen said he hopes specific proposals will be ready for discussion at that meeting.

HAMMONS

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is expiring shortly. He has given us indication he will purchase it."

Cook said the Hale building has been razed and the property all but completely cleared.

"Construction could begin immediately if needed," said Cook.

Cook said Utah Power will retain ownership of the six acres east of the Provo River that supports a substation. Only the 15 acres west of the river will be involved in the sale. The substation will remain where it is, said Cook.

Hammons announced in June 1993 his intention to build a \$17 million-dollar high-rise hotel, roof

restaurant and convention center in conjunction with Orem city on the site.

City officials and Hammons' representatives are reviewing an agreement that will "allow this thing to go forward," City Manager Michael Dyal said.

Dyal said the entire matter while "it's not standing still" is not completely ready to go forward either.

Hammons and Orem city, at the end of the summer, had a complicated and tentative agreement in the works that involved the city's commitment to raising \$9 million to build the convention center while Hammons footed the bill for the hotel and leased back the center to Orem.

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Orem council clears Provo Canyon hotel

4-13-99
By ANNE GOLDEN
The Daily Herald

of Provo Canyon.

Peperone was worried about traffic and infrastructure. He wasn't alone.

"We have some concerns about the height and traffic," said Stanford Sainsbury, Orem's director of development.

One resident said he thought the possibility of a hotel on the site was long gone — and that

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OREM — The Canyon River Plaza Hotel and convention center was approved 4-2 by the Orem City Council Tuesday night.

Bill Peperone and Joseph Andersen voted against the project, which is now cleared to be built on the southwest corner of 800 North at the mouth

HOTEL 4-13-99

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the new proposal will be short-lived.

"This convention center will be obsolete in five years," said Joe Ruffolo. "With video conferencing, this conference center will be obsolete in a very short period of time. I thought this issue was dead."

A Missouri developer, John Q. Hammons, had proposed building a hotel on the site in the mid-90s. Hammons abandoned the idea in 1996.

On Tuesday, traffic was a big

whether the hotel goes in or not.

"In 2020, the traffic on 800 North will reach 20,000 cars a day," said Ed Gifford, city engineer. "Within eight or nine years, it may have to become a seven-lane road."

"But that will happen whether the hotel goes in or not," said City Manager Jim Reams. Reams said the hotel is willing to pay for a traffic light.

Paul Washburn, a planner representing the project, said the hotel will add beauty to the city.

"It is a stark piece of property," he said, adding that it has some dangerous canals there.

Washburn said a conference center would have the same impact on a community that a rail center had on the community in the past. He also said it would add to economic growth.

Washburn said there's such a shortage of conference centers that businesses in the area sometimes have to put off their conferences for months.

"We will be able to seat 20 people to 2400 people in a single room," he said. "The conference center will drive the hotel."

And there will be one other unique feature of the hotel: a secure facility for visiting dignitaries and world leaders.

influence, the Utah County Attorney's office bowed out of prosecuting its commissioner.

Special prosecutors were considered from Provo and Orem, and finally Juab County Attorney David Leavitt was picked as special prosecutor,

that he had voted for Cullimore, a former Lindon mayor.

Esplin said he sees potential problems with the latest change.

"Frankly, I see Pleasant Grove would have some of the same problems that Orem and Provo would have had (leading

TAX

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will be handing out mini-sub, drink samples and coupons.

"It seems like a good way to ease the tension for late filers," said Tom Hilton, manager of mail processing at the south Provo office.

In addition, "Provo police will set up six mail collection

"But it's most convenient for them to just drive through one of the six lanes and drop off their tax return to a postal worker."

Oh, and if you need serious relief from "taxcrastinationitis," you might consider taking your tax return to Salt Lake City's Main Post Office, 230 W. 200 South, between 1 p.m. and 5 p.m., Thursday. You'll be

grounds, including what it violates the constitutional separation of powers between the executive and judicial branches.

Starr also raises concerns about the costs and delays incurred by many independent counsel investigations, and the relentless political attacks against the special prosecutors, the officials said.

His testimony Thursday before the Senate panel will offer Democrats the first chance to question Starr since the Senate's Feb. 12 acquittal of President Clinton on House impeachment charges arising out of Starr's investigation.

ERIC DRAPER/The Associated Press

child to a tent during the arrival of about 400 Kosovo refugees inside a
onia, Tuesday.

Albania amid airstrikes



Serbs hope for military aid from Russia

BELGRADE, Yugoslavia (AP) — Yugoslavia has always

Orem planners OK 12-story hotel near Provo Canyon mouth

Some neighbors say it belongs on other side of city

By Sharon M. Haddock
Deseret News staff writer

OREM — Planners for Orem approved the 12-story high-rise hotel for the corner of 800 North and University Avenue despite pleas from neighbors who think the project is over the top.

The planning commission voted 3-1 Wednesday in favor of the \$45 million project proposed by Paul Washburn & Associates for owner Jimmy Zufelt.

Because only four members of the commission were present, the project moves forward to the City Council without a formal recommendation. However, commissioner Stan Adams said he feels the hotel/conferencing center/office building's project is in harmony with the zone and master plan.

Some neighbors said they think the hotel is "way too high" and should be on the other side of Orem, closer to the freeway.

The 298-room hotel will exceed the zone allowance of 48 feet by 104 feet. The parking terrace will be 55 feet high and the twin office towers will be 66 feet high with a clock tower that reaches to 86 feet.

"I am 110 percent against this. I really object to the height; it's excessively high," said Jeanne Lowe. "This is too close to residences and neighborhoods."

Resident Mark Anderson asked, "How many times are we going to see this movie? The last attempt to put a hotel on this spot was defeated by a groundswell of opposition."

Washburn said he and the architect, former city councilman Stephen Sandstrom and engineer Steve Sowby have worked for two years to solve numerous challenges on the site.

He said Zufelt is going to pay for a traffic signal at the 1550 East in-

tersection that will be created onto 800 North. He said Zufelt has already paid for a "very comprehensive" traffic study that actually helped the Utah Department of Transportation plan changes for the overpass interchange at the mouth of Provo Canyon.

Commissioner Shiree Thurston said she's concerned about motorists coming out of the canyon at a high speed to find a traffic light just around the curve. Washburn said there are plans to tighten the curve and slow traffic that's coming too fast into a curve that includes traffic turning left off University Avenue onto 800 North.

Washburn said every effort is being made to restore the riverbanks of the Provo River to its natural beauty and six acres are being donated for a park.

He said geotechnical studies have dispelled earlier fears about fault lines, the gas line owned by Questar will be moved only slightly to accommodate the building, and fears about toxic tailings have been allayed.

"There is no toxic material on the site," he said.

City engineers have asked that Zufelt provide a functional water, sewer and storm drainage system prior to receiving a building permit, and Washburn said that's understood.

"It's exciting to do a structure this size in our own backyard," Sandstrom said. "This will be a luxury, class A hotel with two-level luxury suites on the top level."

Sandstrom said it will be built using natural stone and colors that will blend into the mountain area. The office towers will provide much-needed office suite space for the area, he said.

If the height were dropped, Sandstrom said it would be difficult if not impossible to attract a hotel chain like DoubleTree or Hilton to operate it. He said it's also essential to provide enough rooms to support the conferencing center.

BRIEFS UTAH COUNTY

Lindon plans celebration to mark its 75th birthday

LINDON — The city's 75th birthday celebration begins in earnest Friday night with an open house at the City Center, 100 N. Center St.

Festivities, which include the Stringtown Singers, storytellers, a video presentation and a display of historical photos, begins at 7 p.m.

Lindon, which was settled as Stringtown in the 1880s, became incorporated on March 5, 1924. Throughout 1999, the city will observe this anniversary, culminating with the Lindon City Fair in August. The theme for the year is "Lindon City from then 'til now — 75 years. Faces change, spirit the same."

Utah County April theme is child abuse prevention

PROVO — Utah County commissioners and the Utah County Child Abuse Council have proclaimed the month of April as "Child Abuse Prevention Month" for Utah County.

The reading of the official proclamation will be April 6, 9 a.m., by prevention specialist Tamsen Boley, at the Utah County Commission meeting.

On April 20, the child abuse council will hold a "Child Advocate Luncheon" to honor community members who have made a difference in children's lives. This luncheon will be held at the Utah Valley Regional Medical Center at noon.

"No Hitter Day" will be held Saturday, April 17, at the Provo Towne Centre Mall, and will feature educational resources on child abuse prevention issues and entertainment for the whole family.

All citizens are urged to become involved in local and national efforts to protect the children. For more information, contact Utah County Child Abuse Council, 235-9473.

Y. music professor gives devotional address Tuesday

PROVO — The director of the

Brigham Young University Men's Chorus and Concert Choir will speak at a BYU devotional Tuesday, March 30, 11 a.m. in the Marriott Center.

The address by Mack Wilberg will be broadcast live on KBYU-TV (Channel 11) and KBYU-FM (89.1). It will be rebroadcast Sunday, April 11, 6 a.m. on Channel 11 and at 8 p.m. on 89.1 FM.

Wilberg, a professor of music at BYU, will leave his position in May to become a new associate director of the Salt Lake Mormon Tabernacle Choir.

While at BYU, Wilberg has taught both graduate and undergraduate music courses and has been active as a pianist, chamber musician, clinician, composer and arranger. He has been a guest conductor throughout the United States and abroad.

Wilberg's compositions and arrangements are consistently performed and recorded by choral organizations throughout the world.

Villa Playhouse to present 'The Portrait, Wind, Chair'

SPRINGVILLE — The Villa Playhouse Theatre, 254 S. Main, will present the comedy/drama "The Portrait the Wind the Chair," Thursday-Saturday, April 1-3, 7:30. There will be a 3 p.m. matinee on Saturday. Reservations are encouraged and can be made by calling 489-3088.

Because of the donation and grant from the Esther Foundation children and students will be admitted at no charge on a first-come first-served basis. All other tickets are \$4 each.

Written by playwright Y. York, this play was first commissioned by the Seattle Children's Theatre. Produced by the Villa Institute For The Performing Arts as part of their educational outreach programs, the play features talented youth performers and is directed by VIP ARTS founder W. Bill Brown Jr., with production assistance by Marni Ashby.

that's

Slumberjack BIG Chair

POLLUTION

UP&L will tear down power plant in canyon

Hale facility has been idle for 3 years; Olmstead will continue operating.

By Karissa Grimes
Deseret News correspondent

OREM — Travelers through Provo Canyon, a designated "scenic byway," may find the view a bit

more scenic soon.

Utah Power is tearing down the old Hale Power Plant that stands at the mouth of Provo Canyon.

Brent Cook, Utah Power customer service manager, said Utah Power made the decision to start leveling the structure after it had been on standby for more than three years.

Cook said equipment used today

is much more efficient than that in the 40-year-old plant. The Olmsted Plant, which is across the street from the Hale Plant, will continue operating.

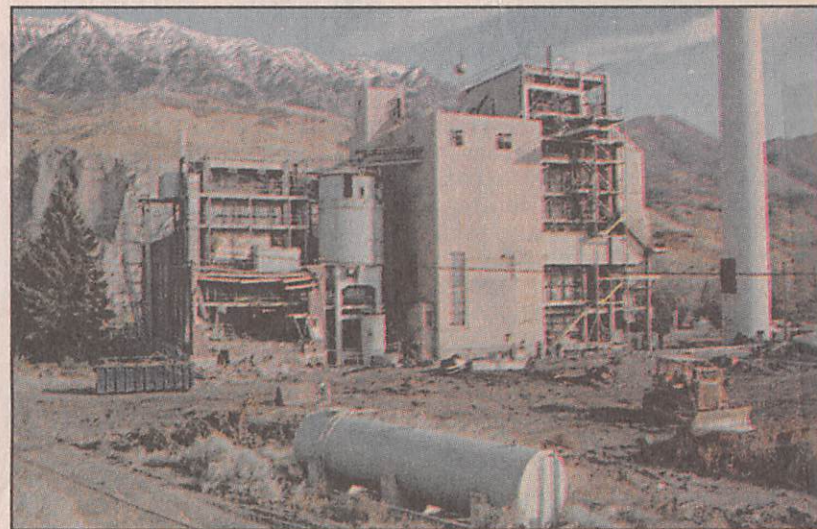
One of Utah Power's concerns when the plant was closed was the volume of pollutants that was being emitted.

"By keeping the building (open) in Orem, the pollution level would have continued to rise," Cook said.

Six acres at the plant site will continue to house a substation, leaving 30 acres for possible development, Cook said.

When asked about the land's future, Cook said no contracts have been signed so far. He would not

Please see **SCENIC** on B2



The 40-year-old Hale plant in Provo Canyon has outdated equipment.

SCENIC

Continued from B1

comment further on possible transactions.

In 1936, an 18,750-kilowatt steam-generating plant was built at the mouth of Provo Canyon — one of the earliest such sites in Utah. Known first as the Provo Steam Plant and later as the Orem Plant, it officially became the Hale Plant, after J.A. Hale, longtime vice president and chief of operations. The name change came in 1950, the same time as construction began on the second phase of the plant, which provided a capacity of 44,000 kilowatts at the cost of \$6 million.

In 1939, Provo voters took away some of UP&L's steam when they voted to have a city-owned power plant. After a short and unfruitful court battle, Utah Power & Light lost the third-largest city in its service area. However, Provo granted UP&L a 30-year franchise for its lines and also contracted with it for supplementary and standby service for one year with an option on the part of the company to extend the contract.

STUART W. JOHNSON, DESERET NEWS

younger workers are lagging in educational achievement when compared to other states.

For example, in the age group 25-29, Utah is the only state in the nation where working women don't have a greater percentage of college degrees than working men. In three older age groups from ages 30 to age 69, the ratio of educational achievement of working women relative to men is lowest in Utah of all states in the nation.

In addition, younger age groups have a much lower educational achievement rates when compared with the rest of the nation. Some of that may be due to the fact that Utahns tend to graduate from college later than those in other states.

Hachman was most startled by low educational achievement statistics which are concentrated in the state's ethnic and racial minorities.

school while even a greater percentage of American Indian female workers — 27.9 percent — didn't graduate.

Asians and Pacific Islanders also registered high dropout numbers with 26.6 percent of men and 14.8 percent of women workers not graduating.

Contrast those numbers with Utah's white population, in which 12 percent of white male workers don't have high school diplomas and 8 percent of women didn't graduate.

Black workers appear to fare much better than other groups. Of course, the numbers do not reflect statistics for the unemployed. Some 13.5 percent of Utah's black male workers hold high school degrees and 5.5 percent of black females.

"When low levels of educational attainment are ethnically concentrated, it is a sign of a serious problem," Hachman said.

A one-mile stretch of the festival included are a tunnel of lights, several figures decorating trees, candy canes, lollipops, a Christmas stocking, a toy store, a hotel, train cars and a train depot, and swans and fountains, as well as eight animated exhibits.

Among the larger animated displays are a giant lighted clock, which counts down the time until Christmas while a messenger

festival is part of the Spanish Fork Art Council's yearly event schedule. The event must attract at least 6,000 spectators to recoup costs and ensure there will be a festival next year.

Also, depending on the success of this year's event, Spanish Fork officials say they could expand the festival each year, encompassing more and more of the 40-acre

The park and festival are located on Powerhouse Road, approximately one-quarter of a mile south of the Little Acorn Drive-In Restaurant and five miles east of the I-15 No. 261 Spanish Fork exit.

Admission for the festival is \$5 per carload. For more information, contact the city offices, 798-5000.

PROTEST

Continued from B1

The lawmaker also said he plans to introduce a number of property-tax reform measures in the 1994 Legislature.

County Treasurer Gary Pratt said that while a protested tax payment may offer some protection, it

from outraged citizens who were hit hard by this year's reappraisal cycle. "I've gotten some pretty vocal calls, and frankly, I can't blame them."

However, the tax collector said protesting property owners should recognize that they were simply caught in a "time loop." The Holladay-Olympus Cove area was reappraised at the end of a six-

SCENIC

Continued from B1

comment further on possible transactions.

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